

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 5073.87

May 28, 2026

APPELLANT: TREMBLAY, MIRIAM CLARE & TREMBLAY, MARC (79 EDGEFIELD WAY)

APPLICANT: FLORES, KRISTINE

MUNICIPAL ADDRESS(S): 87 EDGEFIELD WAY

LEGAL DESCRIPTION: LOT 61; BLK 6; PLAN 232 0397

LAND USE CLASSIFICATION: SMALL LOT RESIDENTIAL (SLR)

DATE OF HEARING: JUNE 10, 2026

PROPOSED DEVELOPMENT: HOME BASED BUSINESS (DIAMOND AND GOLD EDMONTON – ONLINE JEWELRY SALES)

The appellant is appealing an approved discretionary use permit decision by the Development Authority for a Home Based Business Level 2 (Diamond and Gold Edmonton – online jewelry sales).

Development within the City is regulated by Land Use Bylaw 18/2024. Accordingly, Section 5.3 – Small-Lot Residential (SLR) District regulates development within this district. Home Based Businesses are listed as a discretionary use within the SLR District and are therefore subject to review and consideration by the Development Authority.

The proposed business operates primarily as an online jewelry sales business. The applicant advised that the business activity is intended to occur almost entirely online, with limited in-person interaction. Customer attendance at the site is limited to a maximum of five (5) client pick-ups per week.

As part of the review of the application, the Development Authority considered the scale and nature of the proposed operation, including anticipated traffic, parking demand, neighbourhood compatibility, and potential impacts to adjacent properties. It was determined that the proposed use is low-intensity in nature and compatible with the residential character of the area.

The approval includes a condition limiting all business-related parking to the on-site driveway. No customer parking associated with the business is permitted on the street.

The appellant has raised concerns regarding on-street parking congestion and traffic circulation within the surrounding neighbourhood. While these matters are acknowledged, they are not considered to be specific to the proposed development and are reflective of broader

existing neighbourhood conditions. The review of this application is focused on the scale and impact of the proposed Home Based Business, which has been determined to be low-intensity in nature and not anticipated to materially contribute to existing traffic or parking conditions.

Given the limited scale of the proposed operation, which is intended to operate primarily as an online business and is limited to a maximum of five (5) customer pick-ups per week, the Development Authority does not anticipate the proposed use to materially increase parking demand or adversely affect neighbouring properties.

It may interest the Board to note the following:

- Home Based Businesses are a discretionary use within the SLR District.
- The proposed business is primarily online in nature.
- Customer attendance at the site is limited to a maximum of five (5) client pick-ups per week.
- No employees are proposed as part of the operation.
- All business-related parking is restricted to the on-site driveway.
- No exterior alterations or business advertising visible from the street were proposed.
- The Development Authority determined the proposed use to be low impact and compatible with the surrounding residential area.
- The proposed Home Based Business is not considered to materially contribute to existing parking or traffic conditions within the neighbourhood.



Melanie Smith
Development Officer I

Attachments:

- DP Decision
- Approved parking for home based business.
- Letter of Intent
- Home Occupation Questionnaire



Development Permit Decision

Application Number: DP074502
Land Use District: SLR
Property File Number: 5073.87

Municipal Address
87 EDGEFIELD WAY

Legal Description
PLAN 2320397;BLOCK 6;LOT 61

Type: DP HOME-BASED BUSINESS
Proposed Use: HOME BASED BUSINESS - DIAMOND AND GOLD EDMONTON

Applicant:
FLORES, KRISTINE
ST ALBERT AB T8N 8A8
87 EDGEFIELD WAY

Owner of Land:
FLORES, DANILO JR ACOSTA
87 EDGEFIELD WAY
ST ALBERT AB T8N 8A8

Decision:
APPROVED - DISCRETIONARY USE

Decision Made By:
MELANIE SMITH

Conditions

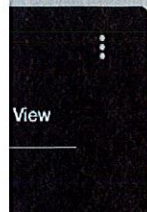
1. Development Permit approval is to authorize a level two home-based business (Diamond and Gold Edmonton - online jewelery sales), a discretionary use in accordance with Land Use Bylaw 18/2024, Section 5.3(3)(ii)(b).
2. Client parking associated with the approved use shall be limited to the on-site driveway only. Parking on-street or on adjacent properties in relation to the business operation is not permitted.
3. Client visits to the residence shall be conducted in accordance with the submitted application, which indicates that client pickup will occur by appointment only, with an average of 3–5 client visits per week.
4. There shall be no outdoor storage of tools and/or materials associated with the operation of the home based business.
5. The Development Permit may be revoked at any time if, in the opinion of the Development Officer, the operator of the home based business has violated any provisions of the Land Use Bylaw, or the conditions of the Development Permit.
6. Any changes to the Home Based Business shall be submitted in writing to Planning & Development.

NOTES:

- a) A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement or other instrument affecting the building or land.
- b) The applicant shall be responsible for compliance with all applicable Federal, Provincial and Municipal laws, regulations and standards, as well as ensuring compliance with, and be responsible for obtaining, all applicable permits, licenses and approvals, at its own expense.
- c) All construction must conform to the relevant requirements of the Alberta Building Code, the City of St. Albert municipal engineering standards and all applicable codes, laws, regulations and standards.
- d) The City of St. Albert does not conduct independent environmental checks of land within the city. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of St. Albert, in issuing this development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.
- e) The city property on or adjacent to development including, but not limited to; the existing sidewalk, curb and boulevard features shall be protected from damage throughout the construction process. Damage caused by the owner, builder, tradesman or suppliers shall be repaired to the satisfaction of the City of St. Albert Engineering Services. An inspection of the existing site conditions must be completed by city staff prior to commencement of the work. All snow and debris shall be removed from the sidewalk areas for the inspection. If necessary, a city representative will contact the applicant and request the site be cleared for inspection, prior to demolition and commencement of construction.
- f) An on street construction permit is required for any construction taking place on City property including but not limited to driveway construction. Contact Engineering Services at 780-459-1654 to obtain the permit.
- g) Construction sites are to be kept clean and free from debris while the site is under construction.

Apr 30, 2026
Decision Date


Development Officer



Client parking
- HBB -

APPROVED
For Development Permit Only
City of St. Albert Planning & Development Department
<i>M. Smith</i> Approved by
<i>APR 30 / 2026</i> Date

From: Diamond Gold Edmonton <diamondgoldedmonton@gmail.com>

Sent: Sunday, April 26, 2026 8:00 PM

To: Melanie Smith <msmith@stalbert.ca>

Cc: Licensing <Licensing@stalbert.ca>

Subject: Re: FW: St. Albert Business Licensing - Operating a Business in St. Albert for (Diamond & Gold Edmonton Inc)

External Email: Use caution with links and attachments.

Kristine Flores

[87 Edgefield Way, St. Albert, AB T8N 8A8](#)

[REDACTED]

Date: April 26, 2026

Re: Letter of Intent – Home-Based Online Fine Jewelry Sales (Website/Social Media)

Dear Officers,

I, Kristine Flores, am submitting this Letter of Intent to outline my home-based business operations at [87 Edgefield Way, St. Albert, AB T8N 8A8](#). My business will involve online selling of fine jewelry through a Facebook page and customer orders will be fulfilled primarily through shipping.

1) Nature of the Business

The business sells fine jewelry. Jewelry will be marketed and sold online via my Facebook page. Customer orders will be processed from my residence, including inventory management, order preparation, and coordination of shipment.

2) Hours of Operation

My business hours will be 9:00 AM to 4:00 PM.

3) Client Activity and Pickups (If Any)

This is an online business with pickup by appointment only. Pickups are limited and scheduled to reduce any impact to neighbours.

Pickup schedule: by appointment only

Estimated in-person activity: typically no more than 0–1 pickup visits per day (as pickups are occasional)

Mail/shipment activity: I typically receive/handle mail 2–3 times per day (Canada Post deliveries), which is managed from indoors at the residence.

4) Customer Interaction and Fulfillment

Customer communication is conducted through Facebook messages. Orders will be fulfilled primarily via Canada Post shipping.

5) Neighbour Impact / Property Use

Business activities will be conducted inside the residence in a designated indoor workspace. There is no retail walk-in traffic expected, and deliveries/mail handling will be coordinated to maintain minimal disruption to neighbours. Any packages received are stored securely until processing/shipping.

6) Compliance

I will follow all applicable requirements for operating a home-based business, including any rules related to permitted business use of the residence, parking/traffic considerations, waste management, and general neighbourhood requirements.

Thank you for reviewing this Letter of Intent. I am happy to provide any additional details you may require.

Sincerely,

Kristine Flores



5 St. Anne Street
St. Albert, AB T8N 3Z9
Phone: 780-459-1642
Fax: 780-458-1974
Email: development@stalbert.ca

HOME OCCUPATION QUESTIONNAIRE

Land Owner Tenant/Renter Condominium Single Detached Dwelling

A. Explanation

1. Please write a brief explanation describing the nature and operation of your business i.e. what goods you sell, what services you provide, if you are setting up an office from which to conduct a business, your hours of operation, etc.

I sell fine jewelry online, orders are placed through my website and social media and I ship customer purchases to their location. My business operates as an at home online store, so I conduct purchasing, inventory, and product listing. Customer inquiries and order updates are handled online during regular hours.

B. Storage of Materials

1. Are materials and/or equipment (either small hand tools or large equipment) used in the operation of your business? Yes No
2. If yes, are these materials and/or equipment stored at your residence? Yes No
3. If yes, please indicate:
- (i) what kind they are: _____
- (ii) where they are stored: _____
- (iii) how much is stored: _____
- (iv) how long they are stored for: _____

C. Off-Residence Job Sites

1. Does your business involve providing goods or services at a job site(s) away from your residence? (ie: carpet cleaning, home renovations) Yes No
2. If yes, are there materials delivered directly to the job site? Yes No
3. If no, where are they delivered first? _____
4. Between jobs, where do you store your tools and equipment and/or any left-over materials?

D. Vehicles

1. Do you use a vehicle(s) in the operation of your business? Yes No

If yes, what kind of vehicle(s) and where is it (they) parked?

Jeep / Garage

2. If the vehicle used is a truck, how much does it weigh? _____

E. Clients and Customers

1. Do you have clients or customers coming to your residence? Yes No

2. If yes, on what days and during which hours do they come to your residence?

Monday to Friday 9-4 pm

3. How many clients or customers come to your residence during an average day?

by appointment 2-3

4. How many clients or customers come to your residence during an average week?

by appointment 3-5

5. How many clients or customers would be at your residence at one time?

by appointment 1

6. While at your residence, where do your clients or customers park?

driveway

F. Delivery of Goods

1. Are goods or materials used in connection with your business delivered to your residence? Yes No

2. If yes, please indicate what kinds of materials are delivered. Jewelry

3. How often and during what hours are materials delivered? once a month

4. Do you deliver goods or materials to your customers? Yes No

5. If yes, who are your customers (Be general: i.e. households, supermarkets, retail stores, etc.)

Household

6. How often are these goods delivered? 1-2 times

G. Advertising

1. How do you advertise your business? social media

H. Employees

1. Are you the sole employee of this business?

Yes

No. How many other employees? 2

2. If no, do any other employees of the business work at your residence?

Yes. How many (excluding yourself) work from your residence? _____

No

Please draw a floor plan indicating what area of your home will be used for business. Please indicate room dimensions, areas and the placement of furniture or equipment to be used in the operation of your business.


Kristine Flores
Applicant Name - Printed

87 Edgefield Way
Address of Home Occupation

St. Albert AB

T8N 8A8

April 29, 2026
Date of Application


Signature of Applicant

Collection and Use of Personal Information

Personal information is collected under the authority of s. (33) of the Freedom of Information and Protection of Privacy Act. This information will be used for the purpose of processing permit applications. If you have any questions about the collection, use, or disclosure of this information, contact the Director of Planning and Development, St. Albert at 780-459-1642.